

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-46-17-2) FROM PUD NBCOD (PLANNED UNIT DEVELOPMENT, NORTH BLACK CANYON OVERLAY DISTRICT) TO PUD NBCOD (PLANNED UNIT DEVELOPMENT, NORTH BLACK CANYON OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 87.21 acre property located at the northeast corner of the I-17 freeway and Dove Valley Road in a portion of Section 11, Township 5 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District) To PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Sonoran Crossings PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped February 5, 2018, as modified by the following stipulation:
 - a. The maximum building height shall be reduced from 150 feet to 120 feet.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. A 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement in accordance with the MAG supplemental detail, adjacent to the west side of Skunk Creek Wash, as approved by the Parks and Recreation Department.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
5. Sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by adjacent property owners.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of May, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-46-17-2D

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 EAST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SONORAN CROSSING AS RECORDED IN BOOK 1127 OF MAPS ON PAGE 12, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 07 DEGREES 17 MINUTES 41 SECONDS EAST, ALONG AND WITH THE EAST LINE OF SAID LOT 3, 100.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 667.78 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 24 MINUTES 51 SECONDS, 144.69 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 05 DEGREES 07 MINUTES 11 SECONDS WEST, 224.94 FEET TO A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 86 DEGREES 41 MINUTES 57 SECONDS EAST, 755.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, SAME BEING THE EAST LINE OF LOT 5 OF THE AFORESAID SONORAN CROSSING, HAVING A RADIUS OF 755.00 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 52 MINUTES 23 SECONDS, 406.82 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 04 SECONDS, 75.96 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG AND WITH THE EAST LINE OF LOT 5, SOUTH 21 DEGREES 44 MINUTES 22 SECONDS EAST, 59.57 FEET;

THENCE SOUTH 26 DEGREES 15 MINUTES 52 SECONDS EAST, 227.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 07 MINUTES 37 SECONDS, 210.55 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 02 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG AND WITH THE EAST LINE OF LOT 5 AND 6 OF SONORAN CROSSING, 346.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2500.00 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 45 MINUTES 01 SECONDS, 381.81 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 06 DEGREES 36 MINUTES 47 SECONDS WEST, 53.72 FEET TO THE NORTHEAST CORNER OF TRACT B OF THE AFORESAID SONORAN CROSSING;

THENCE ALONG AND WITH THE NORTH LINE OF SAID TRACT B, SOUTH 89 DEGREES 33 MINUTES 27 SECONDS WEST, 138.88 FEET TO A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 85 DEGREES 01 MINUTES 14 SECONDS WEST, 635.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 635.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 10 MINUTES 28 SECONDS, 57.35 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS WEST, 79.19 FEET;

THENCE SOUTH 45 DEGREES 07 MINUTES 26 SECONDS WEST, 49.22 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, 70.00 FEET TO A POINT 5.00 FEET NORTH OF THE SOUTH LINE OF THE AFORESAID SECTION 11;

THENCE SOUTH 89 DEGREES 33 MINUTES 27 SECONDS WEST, 5.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, 871.93 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 33 SECONDS WEST, 115.09 FEET;

THENCE NORTH 78 DEGREES 49 MINUTES 11 SECONDS WEST, 306.99 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 50 SECONDS WEST, 248.68 FEET;

THENCE NORTH 13 DEGREES 44 MINUTES 53 SECONDS WEST, 1296.56 FEET;

THENCE NORTH 09 DEGREES 53 MINUTES 10 SECONDS WEST, 941.16 FEET;

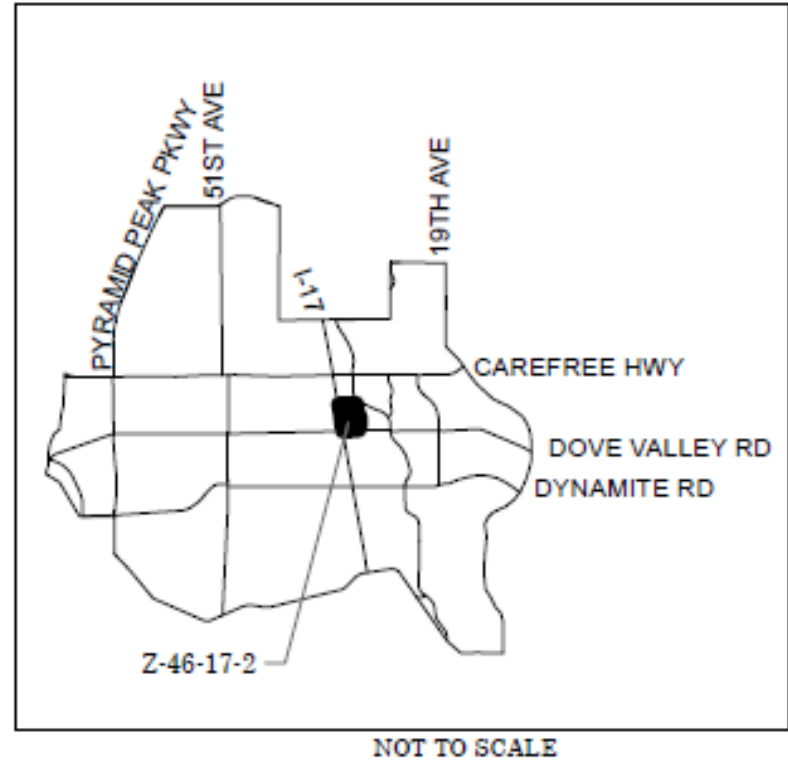
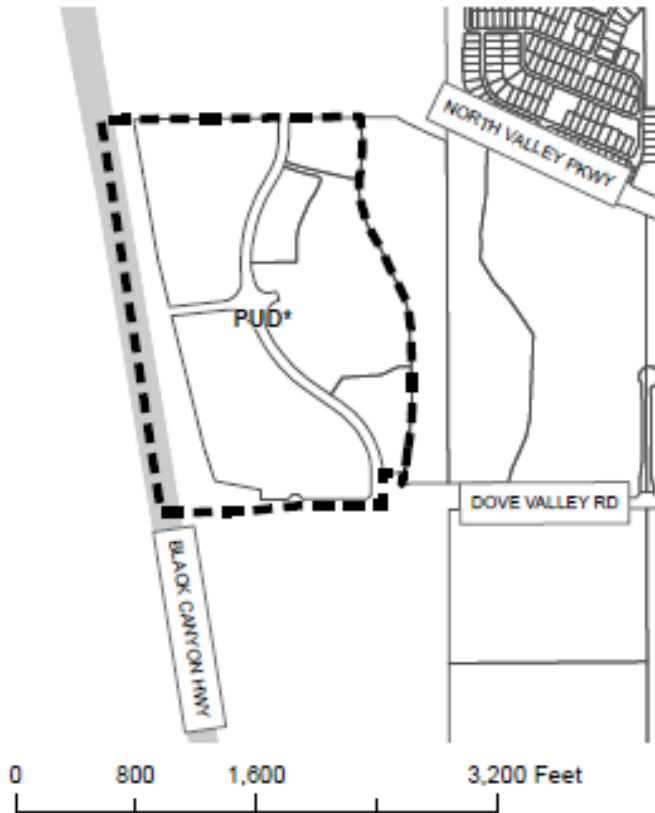
THENCE NORTH 89 DEGREES 28 MINUTES 03 SECONDS EAST, ALONG AND WITH THE NORTH LINE OF LOT 1 AND 3 OF SONORAN CROSSING, 1527.35 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 3,766,402 SQUARE FEET OR 86.402 ACRES OF LAND, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■

Zoning Case Number: Z-46-17-2
Zoning Overlay: North Black Canyon Corridor
Plan and Overlay District
Planning Village: North Gateway



Drawn Date: 4/4/2018